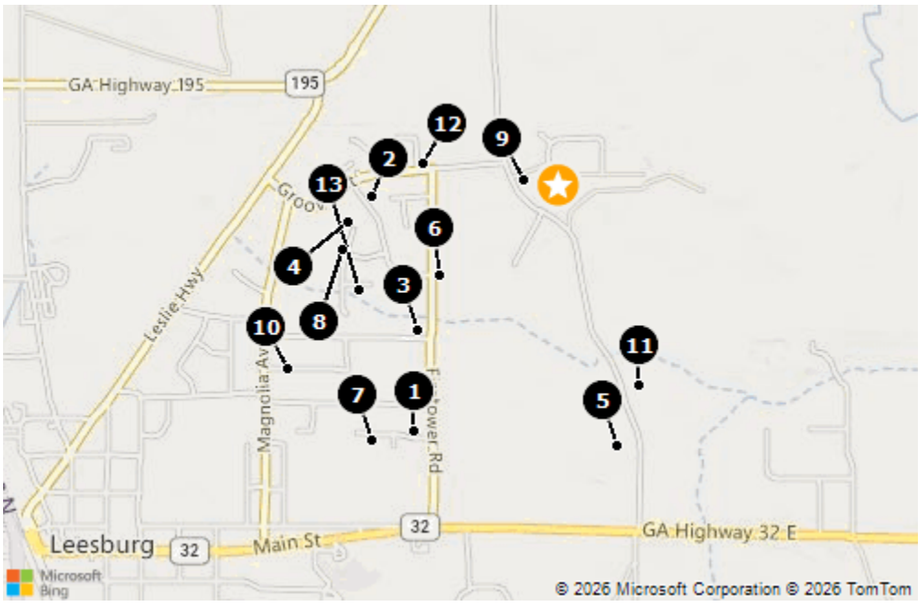
ICE SiteX Report

OrderID: 98729889

SiteX Property Information Report



Subject Property Location

104 JOWERS LN, LEESBURG, GA 31763-3718

County:	**LEE GA**	Census Tract:	131770203.012001
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	047A 074	Thomas Bros Pg-Grid:	

Valuation

Value:	**$187,000**	FSD:	7	Common Confidence Score:	81
Value Range:	$173,910 - $200,090	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	3
Assd Land Value:	$8,000	Market Land Value:	$20,000	Tax Year:	2025
Assd Improvement:	$56,480	Market Improvment Value:	$141,200	Total Taxable Value:	$1,591
Total Assessed Value:	$64,480	Total Assessor Market Value:	$161,200	Delinquent Year:	
				Tax Account ID:	6610
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 52 Section: 4 District: 2 Subdivision: OLD STAGE Land Lot: 48
Abbreviated Description: LOT 52 OLD STAGE S/D SEC. IV

Property Characteristics

Lot Size:	23,522 SF	Bedrooms:	3	Pool:	
Building Area:	1455 SF	Baths:	2	Fireplace:	1
Year Built:	1995	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	2
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/12/2021	Sales Price:	$88,320
Document #:	BK-PG 1728-217	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/11/2021	Sales Price:	$140,000
Document #:	2021-001052 BK-PG 2270 -47	Type of Sale:	Full Amount on Deed
Contract Date:	08/11/2021		
Document Type:			

Legal Description:
Lot: 52 Subdivision: OLD STAGE
Abbreviated Description: LOT 52 OLD STAGE S/D SEC. IV LANDLOT: 48 LANDDIST: 2

Prior Transfer

Recording Date:	08/11/2021	Sales Price:	$140,000
Document #:	BK-PG 2270 -47	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 52 Section: 4 District: 2 Subdivision: OLD STAGE Land Lot: 48
Abbreviated Description: LOT 52 OLD STAGE S/D SEC. IV

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Prior Transfer

Recording Date:	11/20/2018	Sales Price:	N/A
Document #:	2018-001206 BK-PG 2115 -274	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/20/2018		
Document Type:			

Legal Description:
Lot: 52 Subdivision: OLD STAGE
Abbreviated Description: LOT 52 OLD STAGE S/D SEC. IV LANDLOT: 48 LANDDIST: 2

Prior Transfer

Recording Date:	10/20/2014	Sales Price:	N/A
Document #:	BK-PG 1013-3	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/19/2014	Loan Amount:	N/A
Document #:	BK-PG 1728-217	Loan Type:	FHA
TD Due Date:	09/01/2044	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	11/29/2005	Loan Amount:	N/A
Document #:	BK-PG 1013-3	Loan Type:	FHA
TD Due Date:	12/01/2035	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	11/17/2005	Sales Price:	$103,425
Document #:	2005-001854 BK-PG 1013 -1	Type of Sale:	Full Amount on Deed
Contract Date:	11/17/2005		
Document Type:			

Legal Description:
Lot: 52 Subdivision: OLD STAGE
Abbreviated Description: LOT 52 OLD STAGE S/D SEC. IV|L

Area Sales Analysis

Total Area Sales	$3,258,582	Median # of Bedrooms	3
Median Lot Size	16,553 SF	Median # of Baths	2
Median Living Area	1,472 SF	Median Year Built	2002
Price Range - 2 Yrs	$160,000 to $552,000	Age Range	18 years to 49 years
Median Value	$225,000	Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.78Mi.	**100 NORTHBROOK CT LEESBURG, GA 31763-3878**	09/17/2026	$225,000	$152	1472	5/3/2	2008	12,197 SF	
		APN: 036D 322 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 25 Subdivision: PINEBROOK Abbreviated Description: Lot:25 Abbreviated Description:LOT 25 PINEBROOK S/D LANDLOT: 50 LANDDIST: 2								
2	.52Mi.	**107 NACOOCHEE DR LEESBURG, GA 31763-3773**	09/01/2026	$192,900	$155	1238	5/3/2	2001	17,860 SF	
		APN: 036C 128 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 65 Subdivision: GROOVER PARK Abbreviated Description: Lot:65 Abbreviated Description:LOT 65 GROOVER PARK SEC. II LANDLOT: 47 LANDDIST: 2								
3	.56Mi.	**187 SOCIETY ST LEESBURG, GA 31763-3739**	08/11/2026	$170,000	$74	2280	6/4/2	1977	65,340 SF	
		APN: 047A 111 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 34, Subdivision: MAGNOLIA Abbreviated Description: Lot:34, Abbreviated Description:LOTS 34, 35, 36 MAGNOLIA S/D LANDLOT: 50 LANDDIST: 2								
4	.59Mi.	**100 TOCCOA DR LEESBURG, GA 31763-3868**	05/18/2026	$277,500	$198	1395	5/3/2	2003	25,265 SF	
		APN: 036C 190 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 93 Subdivision: GROOVER PARK Abbreviated Description: Lot:93 Abbreviated Description:LOT 93 GROOVER PARK SEC. 3 LANDLOT: 47 LANDDIST: 2								
5	.75Mi.	**162 OLD STAGE RD LEESBURG, GA 31763-3713**	04/22/2026	$425,000	$212	1999	5/3/2	2007	217,801 SF	Yes
		APN: 047B 089 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LL 15 DIST 1 LL 49 LANDLOT: 15 LANDDIST: 1								
6	.41Mi.	**246 FIRETOWER RD LEESBURG, GA 31763-3738**	04/01/2026	$182,000	$155	1170	5/3/2	2008	14,810 SF	
		APN: 047A 120A Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: LAVERNE CLARK Abbreviated Description: Lot:6 Abbreviated Description:LOT 6 LAVERNE CLARK S/D LANDLOT: 48 LANDDIST: 2								
7	.88Mi.	**119 NORTHBROOK CT LEESBURG, GA 31763-3877**	03/06/2026	$229,000	$156	1464	5/3/2	2007	9,583 SF	
		APN: 036D 341 Document #: Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 7 Subdivision: PINEBROOK Abbreviated Description: Lot:7 Abbreviated Description:LOT 7 PINEBROOK S/D LANDLOT: 50 LANDDIST: 2

8	.63Mi.	**120 TOCCOA DR** **LEESBURG, GA 31763-3868**	03/02/2026	$227,000	$154	1472	5/3/2	2002	11,761 SF	

APN: 036C 185 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 88 Subdivision: GROOVER PARK Abbreviated Description: Lot:88 Abbreviated Description:LOT 88 GROOVER PARK SEC. 3 LANDLOT: 47 LANDDIST: 2

9	.09Mi.	**324 OLD STAGE RD** **LEESBURG, GA 31763-3760**	02/11/2026	$190,182	$127	1494	6/3/2	1993	43,560 SF	

APN: 047A 077 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: OLD STAGE Abbreviated Description: Lot:14 Abbreviated Description:LL 48 LOT 14 OLD STAGE S/D LANDLOT: 48 LANDDIST: 2

10	.54Mi.	**102 SAUTEE CT** **LEESBURG, GA 31763-3774**	01/19/2026	$160,000	$122	1302	6/3/2	1998	16,553 SF	

APN: 036C 147 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: GROOVER PARK Abbreviated Description: Lot:49 Abbreviated Description:LOT 49 GROOVER PARK SEC. II LANDLOT: 47 LANDDIST: 2

11	.61Mi.	**178 OLD STAGE RD** **LEESBURG, GA 31763-3713**	12/05/2025	$552,000	$163	3368	8/4/3	2001	165,964 SF	Yes

APN: 047B 091 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 19 Abbreviated Description: Lot:19 Abbreviated Description:LOT 19 SEC. 2B ALLEN ACRES

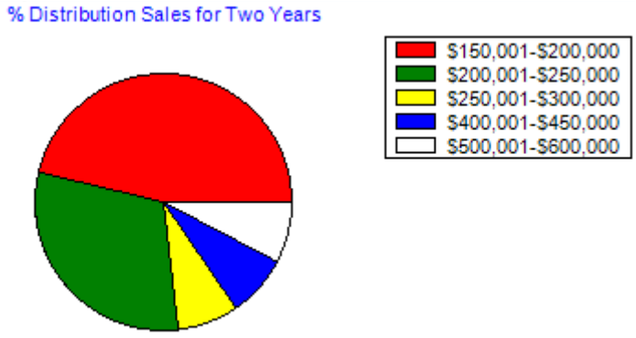
12	.38Mi.	**201 GROOVER ST** **LEESBURG, GA 31763-3736**	10/17/2025	$195,000	$139	1397	6/3/2	2001	13,504 SF	

APN: 047A 008 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 42 Subdivision: GROOVER PARK Abbreviated Description: Lot:42 Abbreviated Description:LOT 42 GROOVER PARK S/D LANDLOT: 47 LANDDIST: 2

13	.63Mi.	**104 RAYBURN CT** **LEESBURG, GA 31763-3876**	09/10/2025	$233,000	$150	1547	6/3/2	2007	15,682 SF	

APN: 036C 167 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 161 Subdivision: GROOVER PARK Abbreviated Description: Lot:161 Abbreviated Description:LOT 161 GROOVER PARK SEC 6 (CITY) LANDLOT: 47 LANDDIST: 2

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

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Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**104 JOWERS LN**	**08/11/2021**	$161,200	$64,480	1,455	5/3/2	1995	23,522 SF	
.02Mi.	**106 JOWERS LN**	**06/02/2015**	$163,600	$65,440	1,305	5/3/2	1994	21,780 SF	
.02Mi.	**102 JOWERS LN**	**09/08/1997**	$174,400	$69,760	1,690	5/3/2	1995	23,087 SF	
.04Mi.	**101 JOWERS LN**	**06/02/2022**	$195,900	$78,360	1,890	6/3/2	1996	21,780 SF	
.04Mi.	**108 JOWERS LN**	**02/15/2019**	$158,300	$63,320	1,648	5/3/2	1994	21,780 SF	
.05Mi.	**100 JOWERS LN**	**09/10/2024**	$190,720	$76,288	1,635	6/3/2	1994	24,394 SF	
.05Mi.	**298 OLD STAGE RD**	**01/01/1995**	$127,770	$51,108	1,279	5/3/1	1993	1 SF	
.05Mi.	**304 OLD STAGE RD**	**11/01/1992**	$157,340	$62,936	1,456	6/4/2	1993	1 SF	
.06Mi.	**292 OLD STAGE RD**	**08/27/2013**	$173,400	$69,360	1,639	6/3/2	1992	2 SF	
.06Mi.	**105 JOWERS LN**	**06/23/2021**	$193,000	$77,200	1,691	6/4/2	1995	23,522 SF	
.07Mi.	**308 OLD STAGE RD**	**08/13/2021**	$143,700	$57,480	1,355	5/3/2	1993	1 SF	
.07Mi.	**100 MICHAEL CIR**	**10/01/1998**	$171,600	$68,640	1,465	5/3/2	1996	21,780 SF	
.07Mi.	**110 JOWERS LN**	**07/01/2004**	$158,200	$63,280	1,215	5/3/2	1994	21,780 SF	
.07Mi.	**107 JOWERS LN**	**09/08/2020**	$185,700	$74,280	1,740	5/3/2	1995	23,087 SF	
.08Mi.	**316 OLD STAGE RD**	**05/17/2019**	$135,380	$54,152	1,248	5/3/1	1993	1 SF	
.08Mi.	**101 MICHAEL CIR**	**09/14/2018**	$208,500	$83,400	1,408	5/3/2	1995	21,780 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	37.1 years old	Households:	10,224
Median Household Income:	$82,009	Households w/Family:	75%
Household Income Per Capita:	$36,560	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	41%

School District

School District Zone:	Lee County School District	Students:	5,949
Number of Schools:	8	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.23Mi.	**Lee County High School** Number of Students: 1,356 Student-Teacher Ratio: 18.37 Advanced Placement: Yes	A	Public	10 - 12
0.72Mi.	**Lee County Ninth Grade Campus** Number of Students: 488 Student-Teacher Ratio: 14.48	B+	Public	9 - 9
1.50Mi.	**Lee County's Georgia Pre-Kindergarten Program** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	PK - PK
0.73Mi.	**Lee County Primary School** Number of Students: 635 Student-Teacher Ratio: 12.7	NA	Public	KG - 2
1.96Mi.	**Lee County Elementary School** Number of Students: 557 Student-Teacher Ratio: 13.17	B+	Public	3 - 5
0.68Mi.	**Lee County Middle School East Campus** Number of Students: 630 Student-Teacher Ratio: 14.38	B+	Public	6 - 8

Flood Report

The Subject Property of **104 JOWERS LN, LEESBURG, GA 31763-3718** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	110%	HIGHER
BURGLARY	119%	HIGHER
MOTOR VEHICLE THEFT	113%	HIGHER
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	98%	SIMILAR
FORCIBLE RAPE	87%	LOWER
MURDER	87%	LOWER
OVERALL	100%	SIMILAR

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Disaster Alerts

10/8/2026 - Hurricane Isaias

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